

\$2,750,000 - 2942 Passmore Drive, Los Angeles

MLS® #25565139

\$2,750,000

4 Bedroom, 5.00 Bathroom, 3,821 sqft

Residential on 0 Acres

N/A, Los Angeles,

Perched above the city in the heart of Hollywood Hills, this iconic Fred Smathers-designed Spanish Revival residence is a rare architectural gem that blends timeless character, expansive living, and cinematic views. Rich in character and craftsmanship, this home features soaring beamed ceilings, custom paintwork, hand-forged wrought-iron lighting and railings, hand-painted tile fireplace surrounds, stained-glass windows and an abundance of multi-paned wood windows and French doors that flood the interiors with natural light. The home features a dramatic two-story great room and a chef-caliber kitchen that combines old-world soul with modern function ideal for both quiet mornings and large-scale entertaining. The flexible floor plan includes four bedrooms and four-and-a-half baths, including two top-floor suites, plus a game room, generous office, and private maids quarters. A sprawling outdoor patio with a fire pit invites seamless gatherings beneath the stars while the surrounding hillside and landscaping offer peace, privacy, and light from every angle. Just minutes from Hollywood, Universal/NBC, Disney, Warner Bros., and Burbank's major studios, this home offers unmatched access to the heart of the entertainment industry while remaining a serene hillside retreat. A rare opportunity to own a true piece of Hollywood history with architectural pedigree, panoramic views, and exceptional indoor-outdoor flow.



Built in 1983

Essential Information

MLS® #	25565139
Price	\$2,750,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,821
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Or Brodsky
Listing Office	Compass

Community Information

Address	2942 Passmore Drive
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90068

Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage, Private, Covered, Gated
Garages	Door-Multi, Driveway, Garage, Private, Covered, Gated
View	City Lights, Canyon
Pool	None
Security	Smoke Detector(s), Fire Detection System, Security Gate

Exterior

Exterior Features	Brick Driveway
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Interior

Interior	Wood
Interior Features	Beamed Ceilings, Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Living Room Deck Attached, Recessed Lighting, Balcony, Intercom
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Range, Refrigerator, Range Hood, Dryer, Washer, Built-In, Electric Oven, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

Additional Information

Date Listed	July 24th, 2025
Days on Market	47
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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